

## NEW RECORD MADE IN REALTY MARKET DURING PAST WEEK

One Hundred and Seventy-six Transactions Recorded During Last Six Days.

### SEVERAL SALES IN BUSINESS SECTION

Loans Shrink Nearly \$380,000.  
Rate Is At Less Than  
6 Per Cent.

A new record for 1912 in the number of realty sales closed in six days was made up by the brokers during the fourth week of April, when they succeeded in completing 176 transactions. The year's record for a single day's business was also equaled during the week, when on Wednesday thirty-seven deals reached the record stage. An increase of six sales per day is noted in a comparison with the activity of the preceding week, and the record for the corresponding period of April, 1911, is surpassed by eighteen transactions.

Wednesday was not the only day this week that the real estate agents were busy. Both Thursday and Friday witnessed the closing of thirty-two sales, and on Tuesday twenty-nine deals were completed. There were twenty-six sales closed Monday and twenty on Saturday. The day's average for the week was twenty-nine sales.

Few large deals either in the number of lots involved or in the amount of money invested were closed during the week. The sale of single lots predominated. There were 284 lots and parcels of real estate included in the business of the week. Outlying suburban sections led the market with a total of 102 parcels. The northwest and the near-urban district ran almost a dead heat, the former winning second place with seventy-three lots conveyed, as against seventy-two lots sold in the latter district.

Property in the southeast was in good demand, and a total of twenty-eight lots changed hands there. Sixteen lots were transferred in the northeast and three in the southwest.

**Business Property Sold.**  
Several sales were completed this week in the business section, the most interesting involving the Postal Telegraph building at 1345 E street northwest, which was advertised for sale at auction several months ago and no satisfactory bid received. The Stone heirs, who owned the property, have effected an agreement by which certain interests were bought up by the other heirs at a valuation of \$100,000 for the property.

The United States Trust Company, which recently took over the property of the Merchants and Mechanics' Bank, including the northwest corner of Seventh and G streets, has added to its holdings by acquiring the adjoining property at 707 G street northwest. The consideration for the purchase is not disclosed. Hugh Wallis sold during the week premises 1227 New York avenue to James Sharp. The latter sold to Flora E. Davis the property at 611 Twelfth street northwest for a nominal consideration. A shrinking of nearly \$380,000 is evidenced in the figures for the week as compared with the total of loans for the preceding six days. A shrinking of nearly \$380,000 is evidenced in the figures for the week as compared with the total of loans for the preceding six days. A shrinking of nearly \$380,000 is evidenced in the figures for the week as compared with the total of loans for the preceding six days.

**Death of Large Loans.**  
There was a dearth of large loans this week and the absence was seriously felt in the new York avenue. The loan of any proportion was \$175,000 borrowed by Harry Wardman and Thomas Bones for the building of their new apartment at Fourteenth and Fairmount streets. The loan was made through the office of the Swartzell, Rheem & Hensley Co. This loan added materially in placing the straight loans in the lead of the market with a total of \$425,042.84. The sum of all the notes given for deferred interest amounted to \$108,080.57, while the output of the building associations was \$98,800.

County property was accepted as security for \$152,775.07 and the loans on land in the northwest aggregated \$188,573.24. The record of loans in the other sections is as follows: Northwest, \$152,775.07; northeast, \$114,250; southeast, \$11,200.

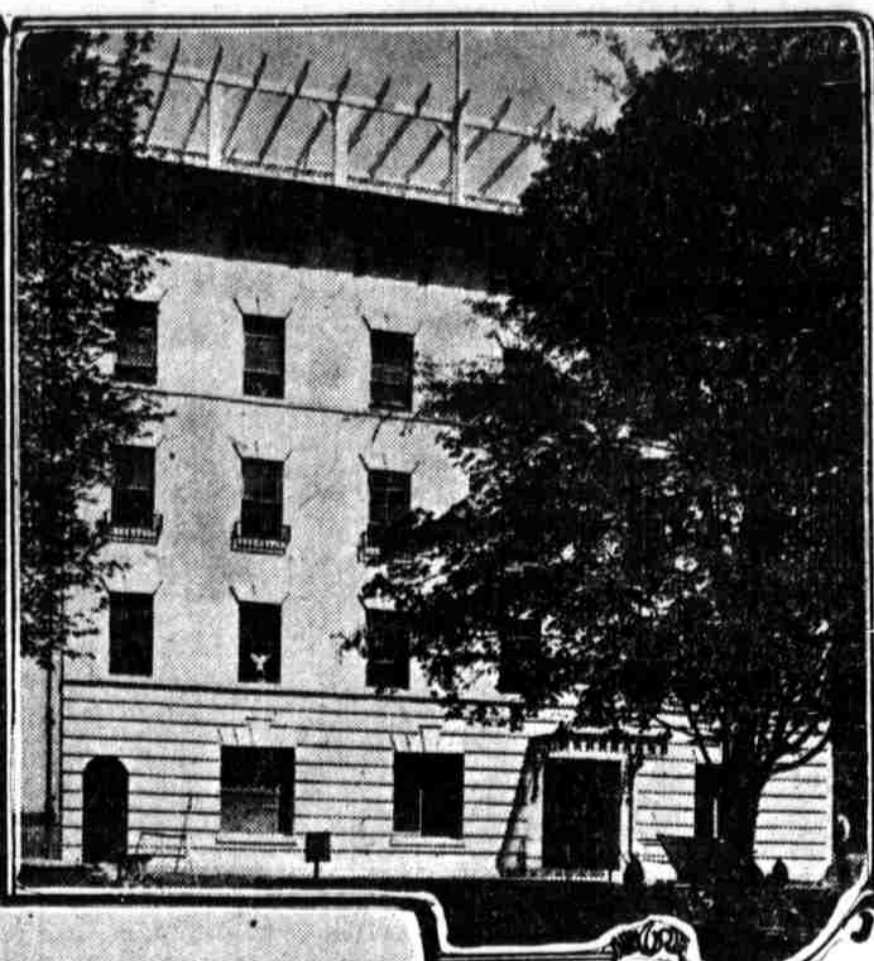
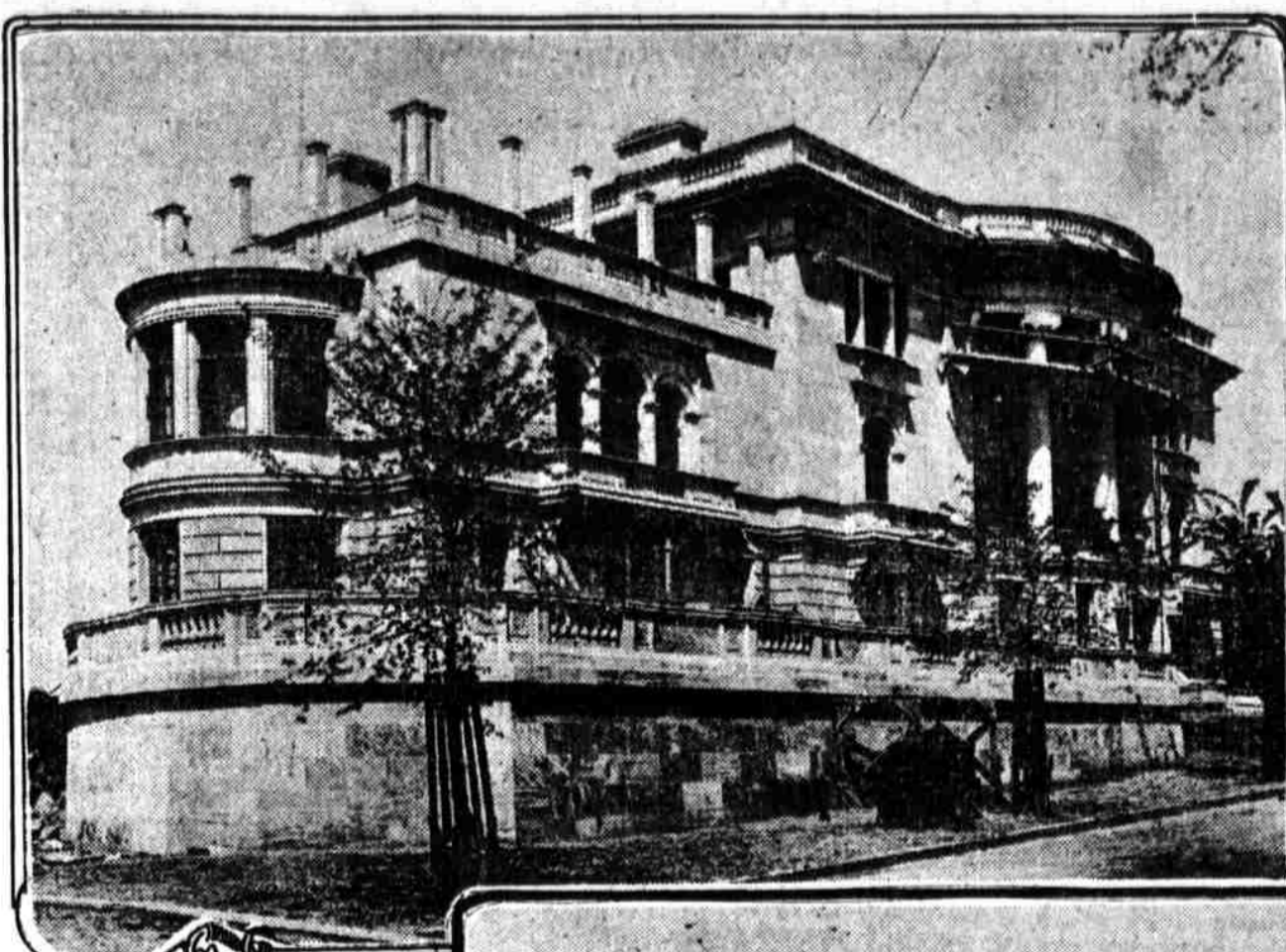
### Hugh Reilly Buys 50 Acres of Land

Hugh Reilly has purchased from J. W. Huffman fifty acres of land near Bethesda, Md., for \$10,000. This sale was made through the office of Francis LeBaron Smoot. Mr. Smoot also reports the sale to Dwight T. Scott for the Chevy Chase Land Company, a lot at the corner of Thirty-ninth and Jennifer streets, Chevy Chase Heights, D. C., for \$4,000. Mr. Scott has had plans drawn for a residence on the site. A similar lot at the corner of Thirty-ninth and Livingston streets was sold to James R. Baden for \$4,000. William W. Bride has purchased from J. S. Van Sant a lot on Oxford street, Chevy Chase, upon which the former will erect a residence.

## Notable New Buildings Nearing Completion, and Old Structures Which Will Be Razed

Residence for Edward H. Everett in Sheridan Circle.

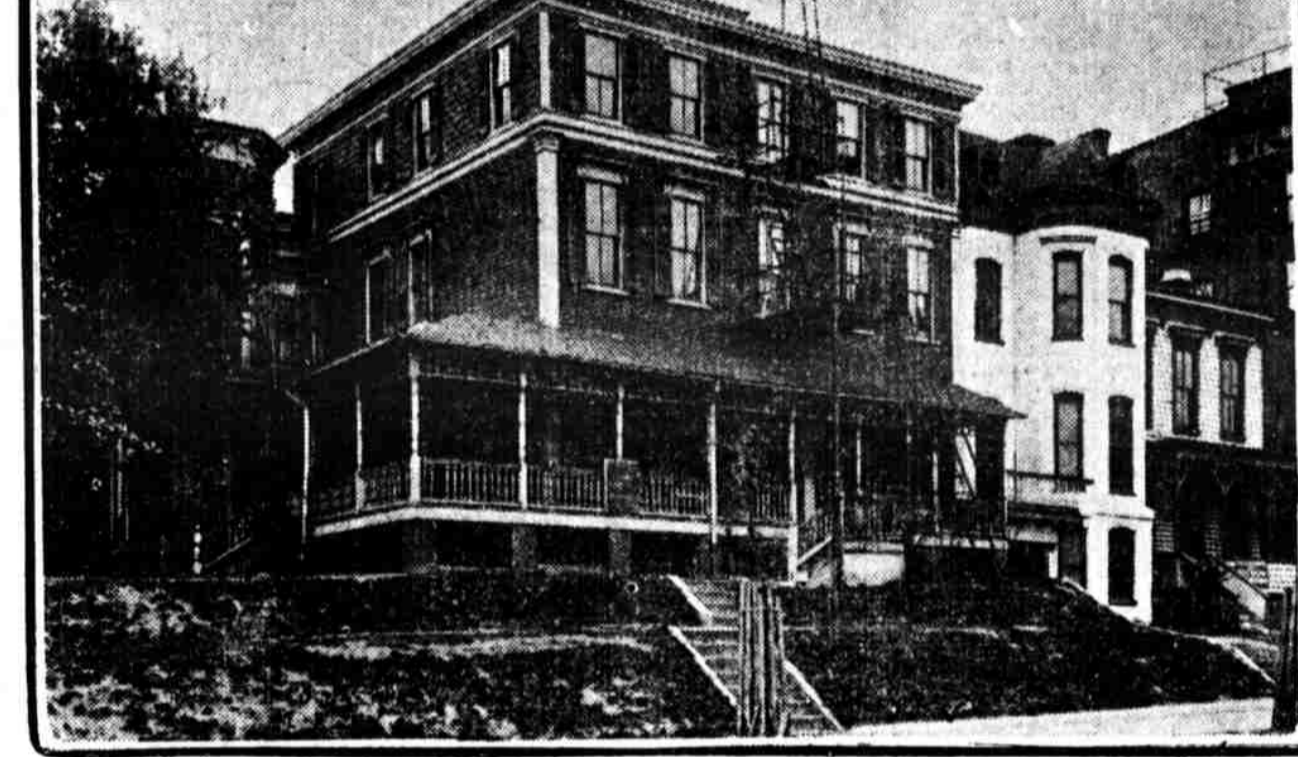
New Hotel Apartment House at 1703 New York avenue.



### Realty Transfers

#### Northwest.

207 G street northwest—E. Keller Houser et ux. to United States Trust Company, part original lot 2, square 429, \$10.  
17 H street northwest—Annie Holahan to James F. Shea, lot 9, square 623, \$10.  
F. Shea conveys same property to Annie and William J. Holahan, \$10.  
708 Q street northwest and H street northwest, between Fourth and Fifth streets—Edward J. Jordan et al. to William Lloyd, trustee, lot 20, square 421, and part original lot 3, square 415, \$1.  
R street northwest, between Eighteenth and Nineteenth streets—Sallie R. Forrest to H. Foreman Horvath, part lot 4, square 124, and lot 5, square 125, \$10.  
Twentieth street and Massachusetts avenue northwest—Harriet Holthar to Edridge E. Jordan, lots 27 and 28, square 419, \$10.  
Third street northwest, between K and L streets—Julia R. W. Daniel to T. Cushing Daniel, part original lot 1, square 635, \$10.  
1435 U street northwest—Theodore Friess et ux. to H. Kirkus Douglas, lot 3, square 204, \$10.  
122, 120, and 1103 Pierce street alley northwest—Wilbur F. Nash et ux. to Christina Zerega, lot 112, square 387, \$10.  
1227 Twelfth street northwest—Christina Zerega to Wilbur F. Nash, lot 21, square 1294, \$10.  
317 K street northwest—Christina Zerega to Wilbur F. Nash, part original lot 2, square 626, \$10.  
Reservoir street northwest, between Thirtieth and Thirty-third streets—Ellie Palmer and Lowell H. McKinley, lot 55, square 1280, \$10.  
1126 Twentieth street northwest—Edith I. Rector to Sybil H. Dorn, lot 23, square 91, \$10.  
840 N street northwest—Isaac Ottenberg et ux. to Charles A. Fautsch, lot 8, square 447, \$10.  
1784 Fourteenth street northwest—D. Bertille Barry to Z. D. Hartman, lot 79, square 207, \$10.  
Pennsylvania avenue northwest, between Twenty-sixth and Twenty-seventh streets—Emily C. Van Vleck to Edwin B. Terry, lot 2, square 342, \$10.  
1827 Twelfth street northwest—Margaret C. Brown to Clarence M. De Veille, trustee, lot 42, square 306, and lots 161 and 162, square 150, \$10.  
Clarence M. De Veille, trustee, conveys same property to Margaret C. Brown and Jesse H. Mealy, \$10.  
2023 Q street northwest—Charles H. Davidson et ux. to George S. Cooper, lot 25 and 28, square 1250, \$10.  
George S. Cooper conveys property to Charles H. Davidson, \$10.  
1811 E street northwest (Postal Telegraph building)—John P. Mucker et ux. to Mary F. Stone (own right and trustee), Robert K. Stone Wilmer, and Bessie P. Stone, \$10.  
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Lucy Webb Hays National Training School and dwellings which will be razed today for addition to Sibley Hospital.

### LUCY WEBB HAYS TRAINING SCHOOL IS BEING RAZED

Old Building Goes to Make  
Room for Addition to  
Sibley Hospital.

This afternoon the work was commenced in razing the Lucy Webb Hays National Training School, in connection with Sibley Hospital, and three dwellings between the school and Rust Hall, at North Capitol and Pierce streets, to make way for a large addition, to be known as Robinson Hall, to the hospital.

The school building is a three-story frame structure. Two two-story and one three-story dwellings are also to be razed. Upon the site a building of six stories is to be constructed, 56 by 123 feet in dimensions and costing about \$125,000. Architect William J. Palmer has drawn plans for a fireproof building of pressed brick and stone, with six Doric columns around the main entrance, over which a porte cochere will extend to the sidewalk.

On the west side of each story will be screened balconies 136 by 12 feet, which may be converted into sleeping apartments. There is to be a diet kitchen on each floor connected with the main kitchen by electric elevator. There is also to be a roof garden containing 7,000 square feet of space. The lighting plant of the present hospital is to be enlarged.

The Women's Home Missionary Society of the Methodist Episcopal Church is now ready to award a contract for the new building. The Melton Construction Company are the lowest of twelve bidders, its bid being \$111,800. H. O. Brown has the contract for taking down the old buildings.

### Everett House Is Far From Completion

Although the exterior of the white marble residence being constructed for Edward H. Everett, the Ohio and Texas capitalist, at the corner of Sheridan Circle and Twenty-third street, is now nearly completed, it will take another year before the house is ready for its owner. So elaborate are the interior arrangements and furnishings proposed to be that nearly a year will be consumed in completing them. A large swimming pool has been installed in the basement. The house now shows its elaborate exterior, indicating that when completed it will be one of the handsomest in the city. The owner is also to have an expensive country residence built at Burlington, Vt., for summer occupancy. The architect of the Washington house is George Oakley Totten, Jr.

#### Near-Urban.

Landier Heights—Robert L. Longstreet to Jacob Zarin and Isaac Kirkstone, lot 128, \$10.  
Mt. Pleasant and Pleasant Plains—American Security and Trust Company, trustee, et al. to Frederick N. Riley, lots 20 to 25, and lot 10, block 1, \$10.  
Frederick N. Riley conveys same property to William S. Jones, \$10.  
Dobbin's Addition—George A. Lippert et ux. to William C. Allard and John F. Bayne, lot 47, block 19, \$10.  
Indefinite—Arthur W. Machen et ux. to William C. Allard and Walter B. Appleby, lot 30, square 2709, \$10.  
University Park—Clarence D. Kefauver et ux. to Minnie E. Kefauver, lot 40, block 13, \$10.  
Edgingham—Emma M. Schlick et vir. Fred-Edgingham to Le Drott Park and Dobbin's Addition—Charles W. Good to J. Wiley Jacobs, lot 56 of block 35, addition to Le Drott Park, and of block 35, Dobbin's Addition, \$10.  
J. Wiley Jacobs conveys same property to Charles W. and Addie C. Good, \$10.  
Mt. Pleasant and Pleasant Plains—James W. Proctor et ux. to North State Mutual Improvement Co., part lot 66, Jesse Haw's subdivision, \$5.  
James W. Proctor et ux. to North State Mutual Improvement Co., part lot 66, Jesse Haw's subdivision, \$5.  
James W. Proctor et ux. to Michael and Colombia Demarco, part lot 66, \$5.

#### Suburban.

Villa Park—Clara A. Marden et vir. Edwin R. to Elmer Dodson, lots 20, 21, 22, 23, square 4301; lots 19 to 22, square 4297, and lots 23 and 24, square 229, \$2,436.57.  
Villa Park—Clara A. Marden et vir. E. R. to John P. Hovd, lot 33, square 428, \$462.94.  
Fume to Letty T. Weld, lot 29, square 428, \$381.58.  
Same to J. H. Wiley, lot 17, square 4296, \$437.81.

#### Southwest.

421 First street southwest—Eather G. Green et ux. to E. J. Curtis et ux. to C. C. Browne, part lots 19 and 20, square 582, \$10.

#### Southeast.

G street southeast, between Thirtieth and Fourteenth streets—Herman R. Hovenstein et ux. to Walt E. and Minnie H. Hargrester, lot 118, square 1043, \$10.  
Pennsylvania avenue southeast, between Twelfth and Thirtieth streets—Erman R.

## CAMPAIN STARTS FOR RAISING FUNDS FOR NEW BUILDING

Plans Prepared for Y. W. C.  
A. Home on Site In Thirteenth Street.

On Wednesday a whirlwind campaign of two weeks' duration to raise a building fund for a building for the Young Women's Christian Association of Washington, is to be commenced. Plans for the campaign are now being worked out by officers of the association, and are expected to be completed late this afternoon. Headquarters are to be opened on Monday at 1328 F street northwest, where for two weeks the center of the movement will be located.

C. L. Harding, architect, is now engaged in preparing plans for a building for the site which the association recently secured at the southeast corner of Thirteenth and I streets northwest at a cost of \$10,000. The height of the proposed building has not yet been determined, but it is expected to be ample for all of the requirements of the organization for years to come.

**Near Office Buildings.**  
The site fronts 138 feet on Thirteenth street and ninety-seven feet on I street. On the first floor is to be a spacious lunch and dining room, especially designed for the convenience of business young women. Thirteen office buildings are within a radius of three squares from the location of the new building, so that those employed in these structures may easily reach the Y. W. C. A. lunchroom at noon. The room is to be placed on the first floor so that those who have only a short time in which to get their lunches may not lose time in going to an upper floor.

Another feature of the new building is to be a gymnasium and swimming pool. There is now no such accommodation for women in Washington, and to supply this need the officers of the association have directed the officers of the Young Men's Christian Association for the purpose of holding women's meetings are other features which are also to be included. It is estimated that the building will cost in the neighborhood of \$25,000.

**To Raze Buildings.**  
The property is now improved by a number of old dwellings which will be razed as soon as the association is ready to commence building operations. The site overlooks Franklin Park, and is one square north of the new Masonic Temple.

Mrs. William Hamilton Bayly is president of the association, and Miss Florence M. Brown general secretary. Under their direction the campaign for building funds and the construction of the new building are to be conducted. The association is now occupying the upper floor of the building at the southeast corner of F and Twelfth streets northwest, quarters which long since have been inadequate for the association, which has a membership of 2,100 young women, one-fourth of whom are enrolled in the various educational classes which are a part of the organization's work.

### Four Farms Sold Near Chevy Chase

The sales of four farms in the vicinity of the proposed Chevy Chase to Great Falls electric railroad are reported today by the real estate office of Yellott & Hubbard, A. J. Smith has purchased a farm of 190 acres for \$24,000. E. G. Porter has purchased a forty-five-acre tract near Potomac for \$7,000 and a 28-acre farm was sold for \$2,000. Claggett for \$32,700, and a 316-acre farm for Mrs. Lucy A. M. Connell. The company has also sold a 100-acre farm on Quincy street, Chevy Chase, to James Simpson for \$6,000 each.

## Healthy Mothers

Women who bear children and remain healthy are those who prepare their systems in advance of baby's coming. Unless the mother aids nature in its pre-natal work the crisis finds her system unequal to the demands made upon it, and she is often left with weakened health or chronic ailments. No remedy is so truly a help to nature as Mother's Friend, and no expectant mother should fail to use it. It relieves the pain and discomfort caused by the strain on the ligaments, makes pliant and elastic those fibres and muscles which nature is expanding, prevents numbness of limbs, and soothes the inflammation of breast glands. The system being thus prepared by Mother's Friend dispels the fear that the crisis may not be safely met. Mother's Friend assures a speedy and complete recovery for the mother, and she is left a healthy woman to enjoy the rearing of her child. Mother's Friend is sold at drug stores. Write for our free book for expectant mothers which contains much valuable information, and many suggestions of a helpful nature.

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